

ATTACHMENT 1

EXHIBIT A - FINDINGS

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303(c) because the project involves the partial conversion of an existing 12,680 sf agricultural barn into a 900 sf winery that will include a small 440 sf tasting room where it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

Minor Use Permit

- B. The proposed project is a wine production facility to process off-site grapes which is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies including the agricultural and open space policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the winery and public tasting does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the winery and public tasting room will not conflict with the surrounding lands and uses.
- F. The proposed winery will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the project is located on Buckley Road, a collector road both constructed to handle any additional traffic associated with this project.

Winery Modification

- G. As allowed by Section 22.30.070, an east side setback of 145 feet for the tasting room, is justified because the project fronts Buckley Road (a collector road). Additionally the project is proposing to convert a portion of an existing barn into a winery and tasting room thereby reducing potential impacts that could occur to build a new structure in a different location. Implementation of the reduced setback would not result in any significant impacts.